

NOTICE OF PUBLIC MEETING



**AUGUST 24, 2021 AT 12:00 P.M.**

**11 CHAPEL LANE, SUITE B  
NEW BOSTON, TX 75570**

The Board of Directors of TexAmericas Center will meet to conduct business at the above date, time and location.

**AGENDA**

1. Pledge of Allegiance and Reflection.
2. Call to Order.
3. Roll Call of Directors.
4. Public Comment Period for Non-Agenda Items. Comments are limited to five minutes.
5. Public Comment Period for Agenda Items. Comments are limited to five minutes.
6. Hear and discuss reports from the standing Committees of TexAmericas Center. Committees that met since the last board meeting are:
  - a. Infrastructure/REM
  - b. Environmental
  - c. Executive
7. Consent Agenda:
  - a. Approve Minutes of Board Meeting from July 27, 2021
  - b. Approve Check Book Register and Deposit Summary from July 22, 2021 – August 18, 2021.
  - c. Approve Revised Board Calendar July 2021-July 2022.
8. Report regarding regional water.
9. Consider and take action upon **Resolution #20210824-01 approving the Modification, Renewal and Extension of a Real Estate Note and Lien for Guaranty Bank & Trust for financing of the construction of a warehouse building in the principle sum of \$9,000,000.00.**

10. Consider and take action upon **Resolution #20210824-02** authorizing the Executive Director/CEO **to execute an easement agreement (electrical utilities) on TexAmericas Center-East Campus to SWEPCO.**
11. FY21 Budget Amendments and FY22 Budget Workshop.
12. Staff Reports:
  - a. Executive Director/CEO Report
  - b. Executive Vice President/CEDO Report
  - c. Executive Vice President/COO Report
  - d. Vice President of Logistics Report
  - e. Vice President of Finance Report
13. Adjourn to Executive Session pursuant to the following Sections:
  - a. Section 551.071 of the Texas Government Code; Consultation with attorney regarding legal issues relating to pending or contemplated litigation.
  - b. Section 551.072 of the Texas Government Code; Deliberation of the purchase, exchange, lease, or value of real property.
  - c. Section 551.074 of the Texas Government Code; Personnel Matters.
  - d. Section 551.087 of the Texas Government Code; Deliberation regarding Economic Development Negotiations.
14. Reconvene in Open Session.
15. Consider and take action upon **Resolution #20210824-03** approving the Execution of an **Agreement for Purchase and Sale of Assets and Termination of Leases between TexAmericas Center and Lone Star Railcar Storage Company.**
16. Consider and take action upon **Resolution #20210824-04** authorizing the Executive Director/CEO **to execute a new lease agreement DACA63-5-21-0014 for 333 Panther Creek, New Boston, TX 75570 to The United States of America.**
17. Consider and take action upon **Resolution #20210824-05** ratifying the execution of a **Land Lease and Solar Easement Agreement with Red River Bend Solar, LLC for Property located upon the TAC West Campus.**
18. Consider and take action upon **Resolution #20210824-06** authorizing the Executive Director/CEO **to execute a third modification of lease with Loc Performance, Inc. for 554 and 556 Elm Circle, Hooks, TX 75561, located upon the TAC-East Campus.**
19. Consider and take action upon **Resolution #20210824-07** authorizing the Executive Director/CEO **to execute a third modification and extension of lease with Matrix Environmental Services for office space at 255 Oak Street, Hooks, TX 75561, located upon the TAC-East Campus.**
20. Consider and take action upon **Resolution #20210824-08** authorizing the Executive Director/CEO **to execute a new lease agreement for a multi-commodity transload facility at 695 Oak Street, Hooks, TX 75561, Area BB, to Spring Creek Holdings, LLC DBA Spring Creek Enterprises.**

21. Consider and take action upon **Resolution #20210824-09** authorizing the Executive Director/CEO to execute a new lease agreement with Texas Parks and Wildlife Department for warehouse space at 10 Cherry Street, Hooks, TX 75561, located upon the TAC-East Campus.

22. Adjournment.